

# Grand Pacific Center

400 E Broadway Ave. Suite 300 - Bismarck, ND

1,216 sf - \$15.50 psf



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- Lease Price:  
\$15.50 psf with  
3% Annual Increase
- Lease Space: 1,216 sf
- Full Service Lease
- Downtown Landmark  
Building
- Two Elevators
- Building Conference Room &  
Break Room
- Great Location and View  
Corner of N 4<sup>th</sup> St and Broadway Av
- Newly Renovated Exterior &  
Interior Lobby

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate



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The Grand Pacific Outdoor Plaza anchors the center of downtown Bismarck. The new custom backlit columns provide a great ambiance as you approach the building.



Walk Score

89

400 E. Broadway Ave has a Walk Score of 89 out of 100. Very Walkable – Most errands can be accomplished on foot.

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1,216 sf

## Lease Terms

- Three to five year lease
- Lease price include a \$7 psf operating cost estimate with year end adjustment

## Parking

- Parking at city ramps (Tenant pays for parking)

## Building Highlights

- Bismarck's most prominent downtown office building
- Completely renovated lobby
- Conference room located on 3<sup>rd</sup> floor (sign-in sheet for tenant's to reserve)
- Large common break room in lower level
- Work-out room in lower level
- Two elevators

## Potential Uses

- Energy Companies
- Professional services
- Government offices
- Accounting firm
- Legal offices
- Medical offices
- Engineering firm

## In The "Heart of Downtown"

- Legal & Accounting Firms
- Financial Institutions
- Professional Offices
- Federal Offices / Post Office
- Medical District
- Bismarck City Administration Office
- Burleigh County Offices
- Bismarck Event Center
- Kirkwood Mall

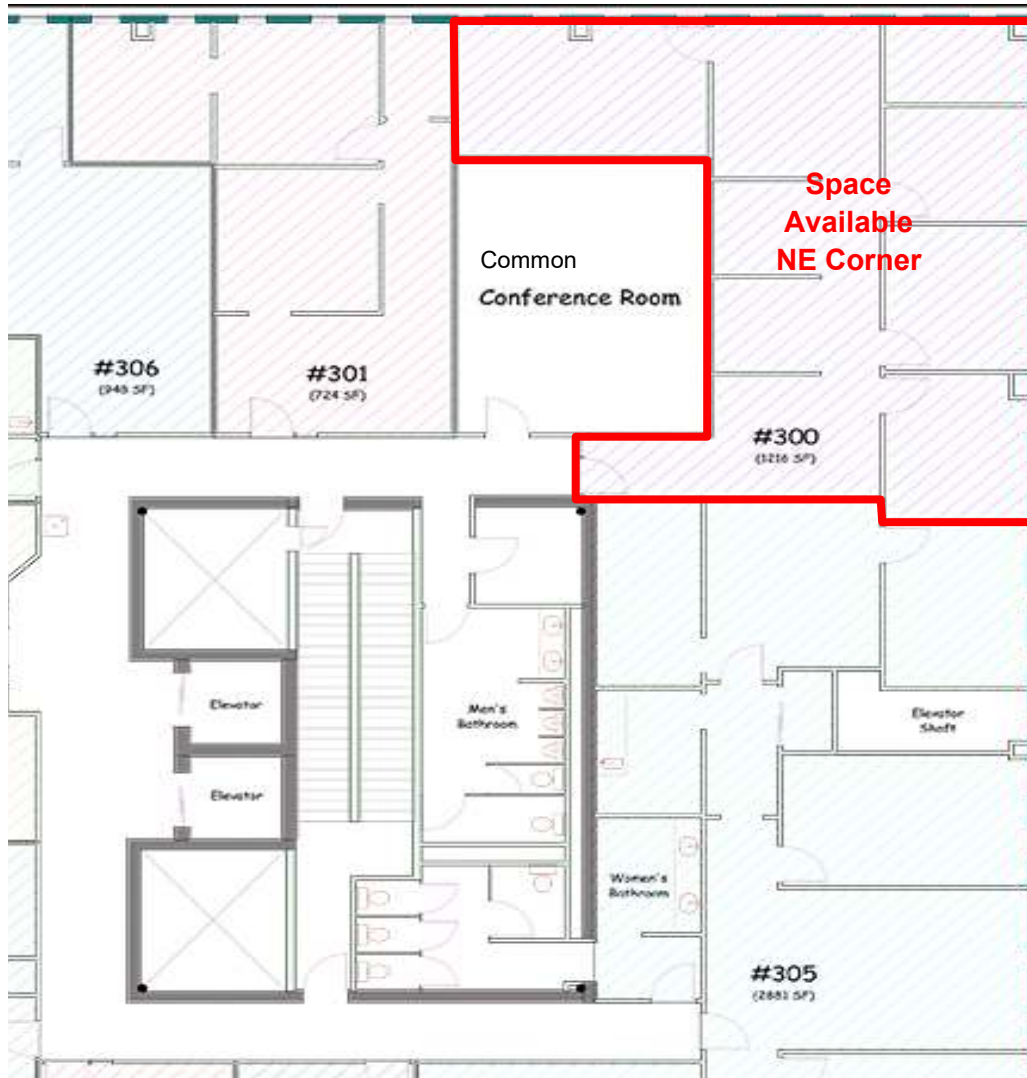


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# Floor Plan



# Exciting Downtown Bismarck

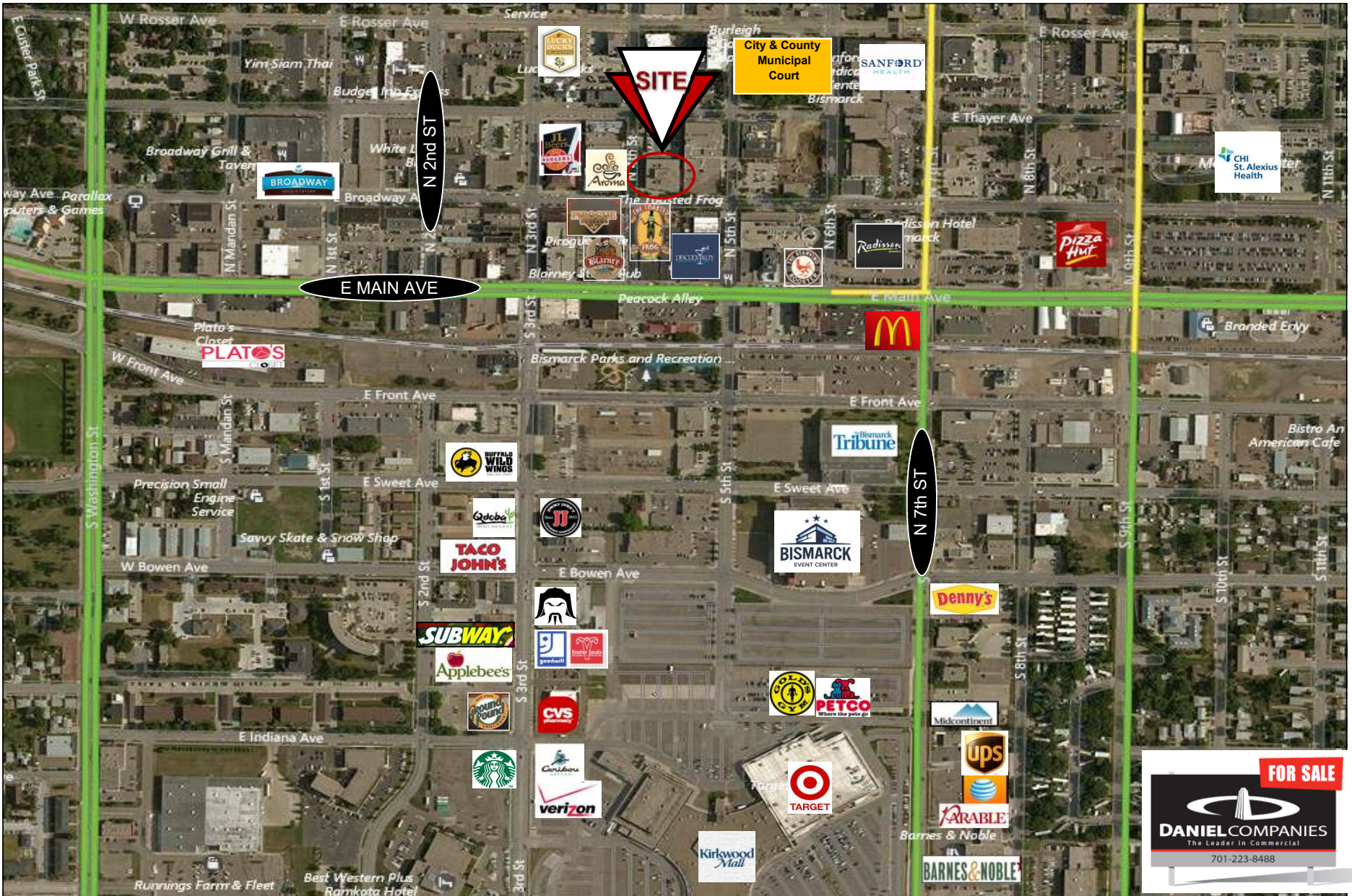
25 Restaurants • 17 Bars • 40 Retail Businesses • 5 Art Galleries



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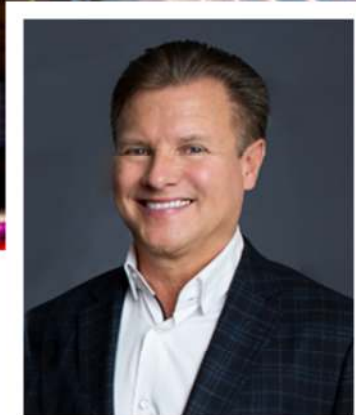
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# DANIEL COMPANIES

The Leader in Commercial Real Estate



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**